

Industrial Office and Warehouse Space

1500 BLAINE ST, HELENA, MT 59601



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Property Overview



\$12 PSF NNN Lease

This versatile facility features a robust steel building offering a total of 30,531 square feet, with 6,778 square feet dedicated to office space and 23,753 square feet of warehouse space. This layout is designed for efficiency, making it ideal for various industrial operations.

The property includes 22 dedicated parking spaces and a warehouse with eleven (11) 8'x8' dock doors and one (1) roll up 6'x8' door, ensuring convenient access for employees, visitors, and logistics. With its strategic location in a growing area, this property presents an outstanding opportunity for businesses looking to expand or establish their presence in Helena. This is a high-capacity industrial space that perfectly balances professional office needs with extensive warehouse capabilities.

Price	\$12 PSF NNN
Property Type	Industrial / Office
Building Area / Lot Size	21,129 SF / 2.75 AC
Annual Rent	\$366,372
Zoning Description	Industrial
TI Allowance	Negotiable
Year Built	1992
Lease Term	10 Year — Negotiable
Increases	Annual — Negotiable
Renewal Options	Two, 5 Year Each
Parcel ID	05-1888-28-2-13-07-0000



Property Photos



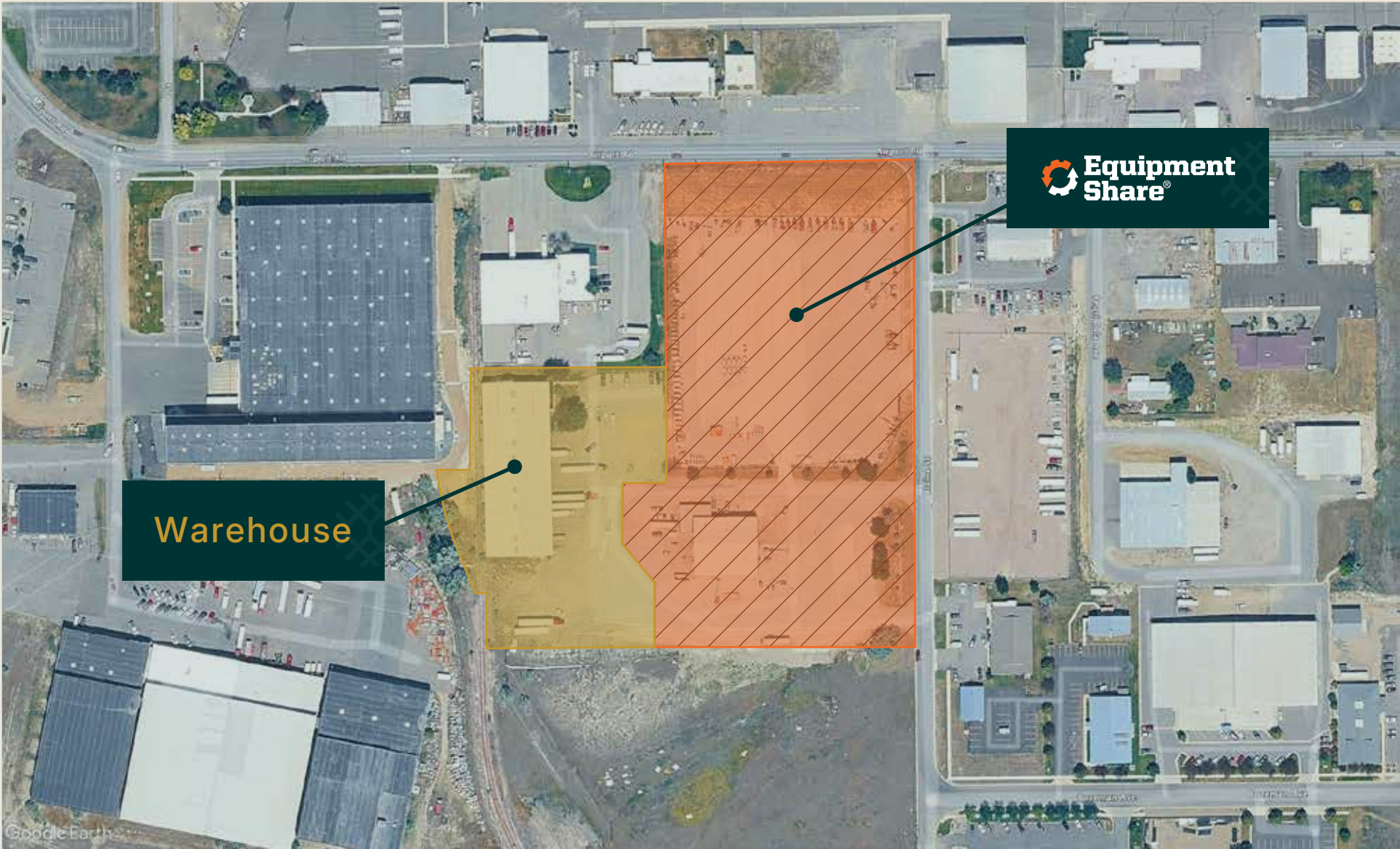
No. Stories	2
Parking Spaces	20
Dock Doors / Roll Up Doors	11 / 1
Rail Access	Rail Spur



Interior Property Photos



Parcel Map



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